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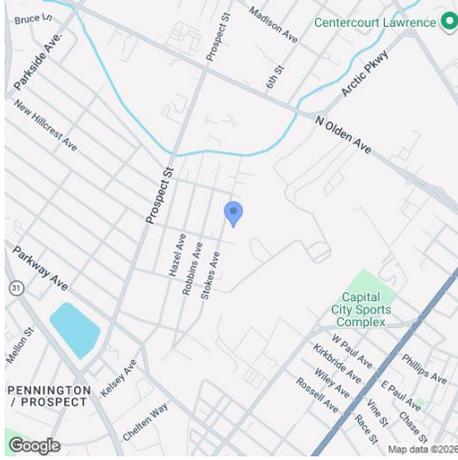


Client 360

312 Stokes Ave, Trenton, NJ 08638-3732

Ewing Twp

Tax ID 02-00021 01-00065



Summary Information

Owner:	304 312 Stokes Llc	Property Class:	Commercial
Owner Address:	950 Airport Rd	Annual Tax:	\$6,590
Owner City State:	Lakewood Nj	Record Date:	06/23/22
Owner Zip+4:	08701-5911	Settle Date:	06/10/22
No Mail(P):	No	Book:	6489
Owner Carrier Rt:	C033	Page:	1475
		Doc Num:	000000030195
		Tax Record Updated:	11/05/25

Geographic Information

County:	Mercer, NJ	Mid Sch Dist:	Ewing Twp
Municipality:	Ewing Twp	Lot:	00065
High Sch Dist:	Ewing Twp	Census:	0034.002
Elm Sch Dist:	Ewing Twp		
Tax ID:	02-00021 01-00065		
Tax Map:	4		
Block:	00021 01		
Tax Act Num:	00130906		

Assessment & Tax Information

Tax Year:	2025	Annual Tax:	\$6,590	Total Land Asmt:	\$25,400
Asmt As Of:	2025	Taxable Land Asmt:	\$25,400	Total Bldg Asmt:	\$137,300
Fire District:	1	Taxable Bldg Asmt:	\$137,300	Total Asmt:	\$162,700
				Taxable Total Asmt:	\$162,700

Lot Characteristics

Frontage:	50.00	SQFT:	10,050	Zoning:	IP-3
Depth:	201.00	Acres:	0.2307		
County Desc:	50X201				

Building Characteristics

Residential Design:	1 Story	Family Room:	0	Year Built:	1950
Stories:	1.00	Exterior:	Block	Building Desc:	1S CB
Abv Grd Fin SQFT:	4,304				
Fireplace Total:	0				

Codes & Descriptions

Land Use:	0		
Exempt Statute:		Part Exempt Code	Exempt Facility:
Part Exempt Code		Part Exempt Code	Part Exempt Code
County Land Desc:	50X201		County Bldg Desc: 1S CB

Annual Tax Amounts

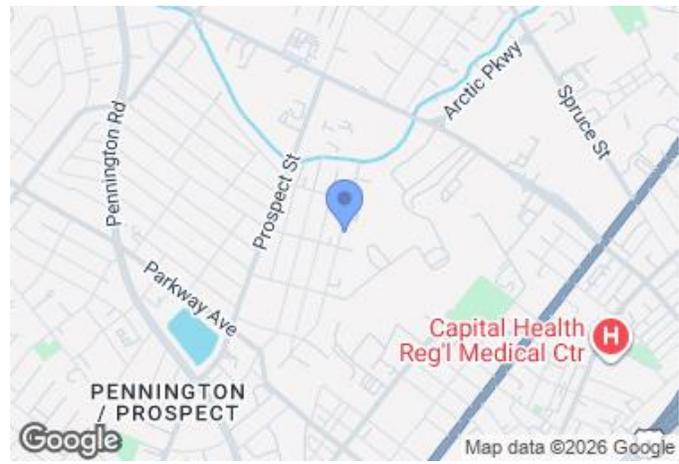
Year	County	Municipal	School	Annual
2025				\$6,590
2024				\$6,398
2023				\$6,015
2022				\$5,852
2021				\$5,709
2020				\$5,628
2019				\$5,481
2018				\$5,594
2017				\$5,724
2016				\$5,647
2015				\$5,571
2014				\$5,557
2013				\$5,469
2012				\$5,408
2011				\$5,593
2010				\$5,225
2009				\$4,868
2008				\$4,753
2007				\$4,596
2006				\$4,511
2005				\$4,172
2004				\$4,003
2003				\$3,950

Annual Assessment

Year	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2025	\$25,400	\$137,300	\$162,700	\$25,400	\$137,300	\$162,700
2024	\$25,400	\$137,300	\$162,700	\$25,400	\$137,300	\$162,700
2023	\$25,400	\$137,300	\$162,700	\$25,400	\$137,300	\$162,700
2022	\$25,400	\$137,300	\$162,700	\$25,400	\$137,300	\$162,700
2021	\$25,400	\$137,300	\$162,700	\$25,400	\$137,300	\$162,700
2020	\$25,400	\$137,300	\$162,700	\$25,400	\$137,300	\$162,700
2019	\$25,400	\$137,300	\$162,700	\$25,400	\$137,300	\$162,700
2018	\$19,100	\$86,800	\$105,900	\$19,100	\$86,800	\$105,900
2017	\$19,100	\$86,800	\$105,900	\$19,100	\$86,800	\$105,900
2016	\$19,100	\$86,800	\$105,900	\$19,100	\$86,800	\$105,900
2015	\$19,100	\$86,800	\$105,900	\$19,100	\$86,800	\$105,900
2014	\$19,100	\$86,800	\$105,900	\$19,100	\$86,800	\$105,900
2013	\$19,100	\$86,800	\$105,900	\$19,100	\$86,800	\$105,900
2012	\$19,100	\$86,800	\$105,900	\$19,100	\$86,800	\$105,900
2011	\$19,100	\$86,800	\$105,900	\$19,100	\$86,800	\$105,900
2010	\$19,100	\$86,800	\$105,900	\$19,100	\$86,800	\$105,900
2009	\$19,100	\$86,800	\$105,900	\$19,100	\$86,800	\$105,900
2008	\$19,100	\$86,800	\$105,900	\$19,100	\$86,800	\$105,900
2007	\$19,100	\$86,800	\$105,900	\$19,100	\$86,800	\$105,900
2006	\$19,100	\$86,800	\$105,900	\$19,100	\$86,800	\$105,900
2005	\$19,100	\$86,800	\$105,900	\$19,100	\$86,800	\$105,900
2004	\$19,100	\$86,800	\$105,900	\$19,100	\$86,800	\$105,900
2003	\$19,100	\$86,800	\$105,900	\$19,100	\$86,800	\$105,900

Flood Zone in Center of Parcel: X
 Flood Code Desc: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.
 Flood Zone Panel: 34021C0207F Panel Date: 07/20/2016
 Special Flood Hazard Area (SFHA): Out
 Within 250 feet of multiple flood zone: No

312-304 Stokes Ave, Ewing, NJ 08638	Active	Commercial Sale	\$1,300,000
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MLS #:	NJME2071462	Available SqFt:	8,984.00
Tax ID #:	02-00021 01-00065	Price / Sq Ft:	302.04
Ownership Interest:	Other	Business Use:	Auto Related, Flex, Manufacturing, Other, Other/General Retail, Storage, Truck Maintenance Facility
Unit Entry Floor:	1	Year Built:	1950
Sub Type:	Industrial	Property Condition:	Average
Waterfront:	No		
Views:	Street		

Location

County:	Mercer, NJ	School District:	Ewing Township Public Schools
MLS Area:	Ewing Twp - Mercer County (21102)		

Association / Community Info

Property Manager:	No	Association Recreation Fee:	No
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Taxes and Assessment

Tax Annual Amt / Year:	\$13,309 / 2025	Tax Assessed Value:	\$162,700 / 2025
County Tax:	Annually	Imprv. Assessed Value:	\$137,300
City/Town Tax:	Annually	Land Assessed Value:	\$25,400
Clean Green Assess:	No	Historic:	No
Zoning:	IP-3	Land Use Code:	0
Zoning Description:	Zoned Olden Avenue Redevelopment - Subsection #7a. Small business/light industrial. See documents for proper usage.	Block/Lot:	00021 65 / 00065
Tax Book:	6489,1475		

Commercial Sale Information

Business Type:	Auto Related, Flex, Manufacturing, Other, Other/General Retail, Storage, Truck Maintenance Facility	Potential Tenancy:	Multiple
Possible Use:	Commercial, Distribution, Flex Space, Industrial, Investment, Livestock, Manufacturing, Mixed, Other, Printing, Vacant, Warehouse	Building Area Total:	4,304 / Estimated
Property Use:	Owner User		

Unit 1:

Level:	No	Finished SqFt:	Contiguous Space
Occupied:	No	Lease Type:	Lease Exp:
Monthly Rent:		Security Dep:	Projected Mo Rent
Features:			

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Level:		Finished SqFt:	Contiguous Space
Occupied:	No	Lease Type:	Lease Exp:
Monthly Rent:		Security Dep:	Projected Mo Rent
Features:			

Building Info

Building Total SQFT:	4,304 / Estimated	Building Classification:	Class C
		Construction Materials:	Block
		Flooring Type:	Concrete
		Total Loading Docks:	1
		Total Levelers:	0
		Total Drive In Doors:	3

Lot

Views:	Street	Lot Size Dimensions:	50.00 x 201.00
Fencing Y/N:	Yes	Road:	50 / Paved
Location Type:	Industrial Park	Lot Features:	Road Frontage, SideYard(s)
		Tax Opportunity Zone Y/N:	Yes

Ground Rent

Ground Rent Exists: No

Parking

Car Parking Spaces	15	Features:	Parking Lot, Fenced, Paved Parking
Total Parking Spaces	15		

Interior Features

Interior Features: Accessibility Features: Level Entry - Main; Carbon Monoxide Detector(s), Main Entrance Lock, Smoke Detector

Utilities

Utilities: Central A/C, Window Unit(s); Cooling Fuel: Natural Gas; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Public: Rare Mercer County industrial package: two warehouse buildings with a large shared parking lot in Ewing Township's IP-3 Industrial Park Zone. Portfolio includes 304 Stokes Ave (±4,680 SF) plus 312 Stokes Ave (±4,304 SF) for a combined 8,984 SF. 304 is tenant-occupied with a long-term lease in place (lease info upon request), offering immediate income for investors. 312 will be delivered vacant, ideal for an owner/user or value-add lease-up. Property is located within an Urban Redevelopment Area, offering potential tax incentive and redevelopment benefits for qualified projects (details available; buyer to confirm eligibility). A rare "use one / rent one" opportunity with parking and flexibility in a high-demand industrial corridor. PHOTO'S COMING

Directions

Get on I-195 W from Yardville Hamilton Square Rd 5 min (2.1 mi) Continue to Trenton 6 min (6.0 mi) Continue on NJ-29 N. Take Calhoun St to Stokes Ave in Ewing Township

Listing Details

Original Price:	\$1,300,000	DOM:	20
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	01/09/2026	Seller Concessions:	No
Possession:	Settlement		



312-304 Stokes Ave, Ewing, NJ 08638

Ewing Twp - Mercer County (21102)

Property History

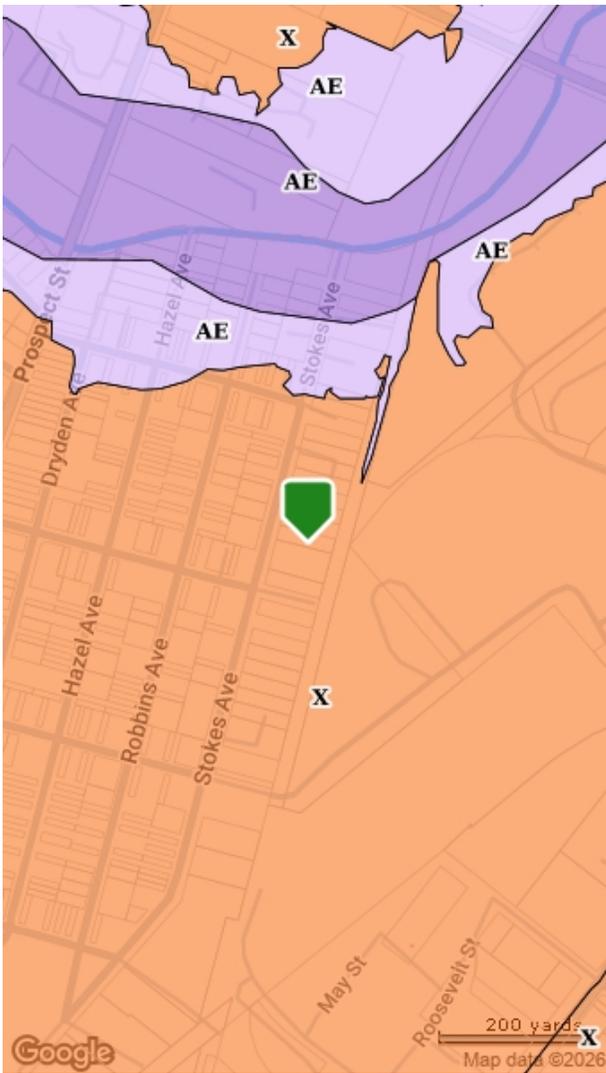
Source	Category	Status	Date	Price	Owner
Public Records		Settle Date	06/10/2022	\$	304 312 STOKES LLC
Public Records		Settle Date	05/20/2022	\$550,000	GRAS LAWN LLC
Public Records		Settle Date	07/07/2007	\$	304-312 Stokes Avenue Real Est

Public Records	Settle Date	01/25/2002	\$1	Henry T & Patricia R Simon
Public Records	Settle Date	12/30/1988	\$500,000	Henry Simon

MLS History Details

Listing Info	Change Type	Change Date	Price
MLS#: NJME2071462	New Active	01/10/26	\$1,300,000
Prop. Type: Commercial Sale	New Listing	01/10/26	
DOM / CDOM: 20 / 20			
Listing Office: Real Broker, LLC			
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MLS#: NJME2001080	Final Closed Price	05/20/22	\$550,000
Prop. Type: Commercial Sale	Closed	05/20/22	
DOM / CDOM: 3 / 3	Pending	07/02/21	
Listing Office: Richardson Commercial	New Active	06/30/21	\$495,000
	New Listing	06/30/21	





- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

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